P U B L I C N O T I C E

pursuant to Section 34(12) of the Planning Act, R.S.O. 1990, as amended

APPLICATION FOR ZONE CHANGE
in the
TOWN OF TILLSONBURG

Town of Tillsonburg
10 Lisgar Ave
Tillsonburg, ON N4G 5A5
Telephone: 519-688-3009

DATE: Monday, November 9, 2026 **FILE**: ZN 7-26-13 (Topazic Investments Inc)

Purpose and Effect of the Proposed Zone Change

The purpose of this application is to rezone the subject lands from 'Neighbourhood Commercial Zone (NC)' to 'Special Neighbourhood Commercial Zone (NC-sp)' to include a pressure washer and air compressor sales and service establishment as a permitted use on the subject lands. The lands currently contain an existing 196 m^2 (2,115.8 ft^2) single storey building used for auto detailing.

The subject lands are described as Lot 357, Plan 500, in the Town of Tillsonburg. The subject lands are located at the northeast corner of Tillson Avenue and Pine Street and are municipally known as 152 Tillson Avenue, Tillsonburg.

Public Meeting

The Council of the Town of Tillsonburg will hold a public meeting to consider the proposed Zone Change on:

Date:	**Monday, November 23, 2026**
Time:	**6:00 p.m.**
Place:	**Long Point Region Conservation Authority,**
	4 Elm Street, Tillsonburg, ON N4G 0C4

If you wish to speak or make a presentation to Town Council regarding this application at the Council meeting **of Monday, November 23, 2026,** you must advise the clerk of your reasons via email at clerks@tillsonburg.ca, in writing, no later than 2:00 PM on the Friday prior to the meeting. Copies of any presentation must be provided at the time of the request to the Town Clerk.

Other Planning Act Applications: None

Please be advised that Council may approve, modify or refuse the requested application at the meeting. If you do not attend or are not represented at the meeting, the Council may proceed and may not advise you of any proposed modifications.

If you wish to be notified of the decision of the Town of Tillsonburg on the proposed amendment, you must make a written request to the either the Clerk of the Town of Tillsonburg or to planning@oxfordcounty.ca.

In order to appeal a decision of the Town of Tillsonburg to the Ontario Land Tribunal, eligibility requirements must be met as outlined in the Planning Act, R.S.O. 1990, as amended. If a specified person or public body would otherwise have an ability to appeal the decision of Town of Tillsonburg to the Ontario Land Tribunal but does not make oral submissions at a public meeting or make written submissions to Town of Tillsonburg or the County of Oxford before the amendment is adopted, the specified person or public body is not entitled to appeal the decision. Third party appeals of any decision are not permitted.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Tillsonburg or the County of Oxford before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

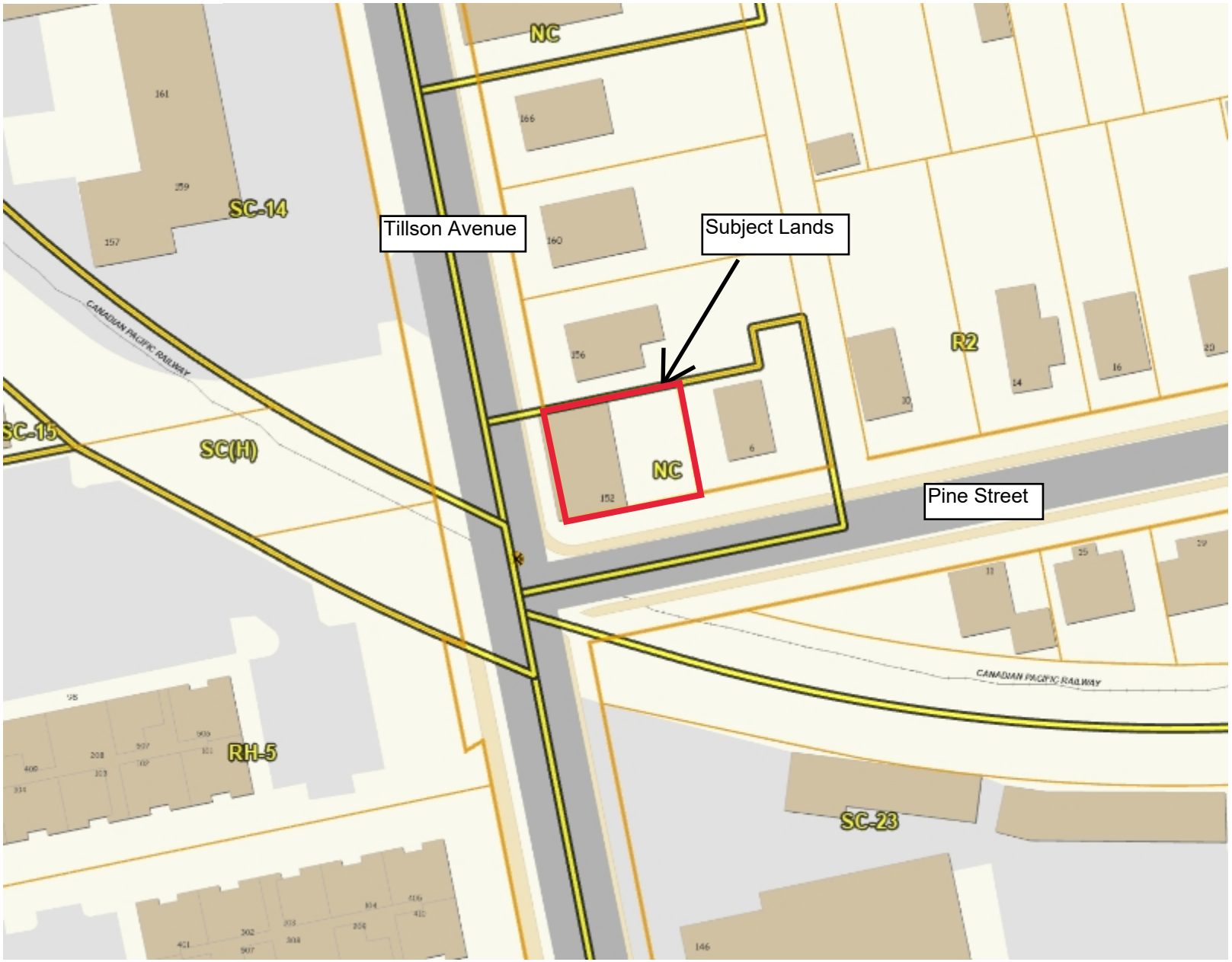
Additional information relating to the proposed amendment is available for review at the County of Oxford Community Planning Office at the address below, Monday – Friday, 8:30 a.m. to 4:30 p.m., or by visiting the Community Planning website at www.oxfordcounty.ca/en/services-for-you/land-use-development.aspx. If you have any questions regarding the above-noted application and how to preserve your appeal rights, please contact **Amy Hartley**, **Development Planner,** Community Planning Office **(519-539-9800 ext. 3204)**. Written comments may be forwarded to the address below or emailed to: planning@oxfordcounty.ca. Please include the applicant's name and our File Number on all correspondence.

Yours truly,

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Eric Gilbert, MCIP, RPP
Manager of Development Planning
Community Planning Office
County of Oxford
21 Reeve Street
Woodstock ON N4S 3G1
Telephone: 519-539-9800 / Fax 519-421-4712

Plate 1: Location Map with Existing Zoning
File No.: ZN7-26-13 (Topazic Investments Inc)
Lot 357, Plan 500; 152 Tillson Avenue, Town of Tillsonburg



Legend

Parcel Lines
- Municipal Boundary
- Property Boundary
- Assessment Boundary
- Road
- Unit

Environmental Protection Flood Overlay
- Flood Fringe
- Floodway
- Environmental Protection (EP1)
- Environmental Protection (EP2)

Zoning Floodlines Regulation Limit
- 100 Year Flood Line
- 30 Metre Setback
- Conservation Authority Regulation Limit
- Regulatory Flood And Fill Lines

Land Use Zoning (Displays 1:16000 to 1:500)

Notes

0 24 48 Meters

NAD_1983_UTM_Zone_17N



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

September 23, 2026